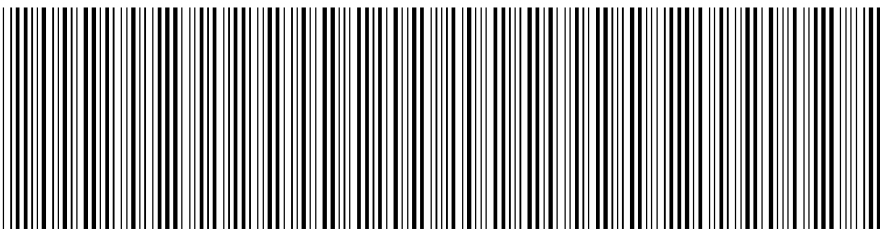


EXHIBIT 6

**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.


2017121100539001007E1523
RECORDING AND ENDORSEMENT COVER PAGE
PAGE 1 OF 6
Document ID: 2017121100539001
Document Date: 11-30-2017
Preparation Date: 12-26-2017
Document Type: MEMORANDUM OF LEASE
Document Page Count: 4
PRESENTER:

RELIABLE ABSTRACT CO. LLC.
266 BROADWAY, SUITE 304
RK-177596
BROOKLYN, NY 11211
718-438-0786
DEVORA@RELIABLEABSTRACT.NET

RETURN TO:

EISEMAN LEVINE LEHRHAUPT & KAKOYIANNIS
MURRAY D. SCHNEIER, ESQ.
805 THIRD AVENUE
NEW YORK, NY 10022

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	1122	1	Entire Lot	547 VANDERBILT AVENUE

Property Type: COMMERCIAL REAL ESTATE

Borough	Block	Lot	Unit	Address
BROOKLYN	1122	68	Entire Lot	N/A PACIFIC STREET

Property Type: COMMERCIAL REAL ESTATE
☒ Additional Properties on Continuation Page

CROSS REFERENCE DATA

CRFN _____ or DocumentID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES
LESSOR:

M.M.B. ASSOCIATES, LLC
C/O CROSSTOWN COMPANIES, 97-77 QUEENS
BOULEVARD, S
REGO PARK, NY 11374

LESSEE:

VANDERBILT ATLANTIC HOLDINGS LLC
390 BERRY STREET, SUITE 201
BROOKLYN, NY 11249

FEES AND TAXES
Mortgage :

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

TOTAL: \$ 0.00

Recording Fee: \$ 63.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 100.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 28,000.00

**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**
CITY OF NEW YORK

Recorded/Filed 12-26-2017 12:35

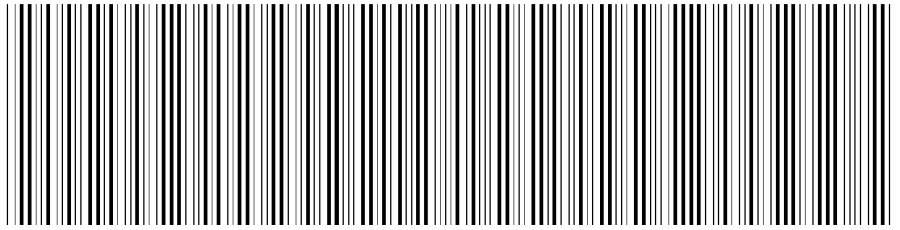
City Register File No.(CRFN):

2017000469919


Anneta McMill

City Register Official Signature
**Exhibit
P6**

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2017121100539001007C17A3

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 6

Document ID: 2017121100539001

Document Date: 11-30-2017

Preparation Date: 12-26-2017

Document Type: MEMORANDUM OF LEASE

PROPERTY DATA

Borough	Block Lot	Unit	Address
BROOKLYN	1122 71 Entire Lot		847 PACIFIC STREET
Property Type: COMMERCIAL REAL ESTATE			

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE (the "Memorandum") is entered into as of November 30, 2017 (the "Effective Date") by and between M.M.B. Associates, LLC ("Landlord"), having an address at c/o Crosstown Companies, 97-77 Queens Boulevard, Suite 1120, Rego Park, New York 11374 and Vanderbilt Atlantic Holdings LLC, a New York limited liability company ("Tenant"), having an address at 390 Berry Street, Suite 201, Brooklyn, New York 11249.

1. *Premises.* Landlord owns the parcel of real property commonly known as 840 Atlantic Avenue, Brooklyn, New York 11238, more particularly described in Exhibit A (the "Premises").
2. *Lease.* Landlord and Tenant entered into a Lease for the Premises with an effective date of November 30, 2017 (the "Lease").
3. *Demise of Tenant's Premises.* For good and valuable consideration, Landlord has demised the Premises to Tenant as described in the Lease.
4. *Term.* The "Commencement Date" is November 30, 2017. The Term of the Lease began on the Commencement Date and expires on the day prior to the ninety-ninth (99th) anniversary of the last day of the calendar month in which the Commencement Date occurs, unless the Lease is terminated earlier, as provided therein.
5. *Successors and Assigns.* The Lease and this Memorandum will bind and benefit the parties and their successors and permitted assigns. The foregoing is not intended to, and is not to be construed so as to, affect any restrictions or limitations on assignment or other transfers pursuant to the Lease.
6. *Further Assurances.* Each party agrees to execute, acknowledge (where necessary), and deliver such further documents, and perform such further acts, as may be reasonably necessary to achieve the intent of the parties as expressed in the Lease and this Memorandum. If the Lease terminates, then Tenant will execute, acknowledge (where necessary), and deliver such documents that are required by Landlord or by any title insurance, abstract company, or institutional lender to remove this Memorandum of record.
7. *Counterparts.* This Memorandum may be executed in counterparts.

[Executions on Following Page]

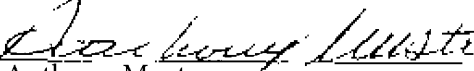
IN WITNESS WHEREOF, Landlord and Tenant have executed this Memorandum as of the Effective Date.

LANDLORD

TENANT

M.M.B. Associates, LLC

Vanderbilt Atlantic Holdings LLC

By: 
Anthony Musto

By: _____

Its: Member

Its: _____

Date Executed: 11/30/17

Date Executed: _____

ACKNOWLEDGEMENTS

STATE OF NEW YORK)
) ss.:
COUNTY OF New York)

On the 30th day of November in the year 2017 before me, the undersigned, a Notary Public in and for said State, personally appeared Anthony Musto, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public

k

19

STATE OF NEW YORK)
) ss.:
COUNTY OF)

On the _____ day of _____ in the year 2017 before me, the undersigned, a Notary Public in and for said State, personally appeared Simon Dushinsky, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

IN WITNESS WHEREOF, Landlord and Tenant have executed this Memorandum as of the Effective Date.

LANDLORD

M.M.B. Associates, LLC

By: _____

Its: _____

Date Executed: _____

TENANT

Vanderbilt Atlantic Holdings LLC

By: Simon Dushinsky

Its: Member

Date Executed: 11/17/17

ACKNOWLEDGEMENTS

STATE OF NEW YORK)
) ss.:
COUNTY OF)

On the _____ day of _____ in the year 2017 before me, the undersigned, a Notary Public in and for said State, personally appeared Anthony Musto, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

STATE OF NEW YORK)
) ss.:
COUNTY OF New York)

On the 17th day of November in the year 2017 before me, the undersigned, a Notary Public in and for said State, personally appeared Simon Dushinsky, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

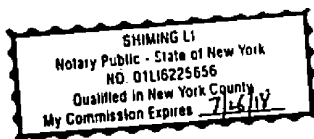


Exhibit A

SCHEDULE A:

All that certain plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at a point at the corner formed by the intersection of the Southerly side of ATLANTIC AVENUE, (as now open and in use, 120.00 feet wide) with the easterly side of VANDERBILT AVENUE (as now open and in use, 100.00 feet wide);

RUNNING THENCE: Easterly along the southerly side of ATLANTIC AVENUE, 170.00 feet;

THENCE: Southerly at right angles to the southerly side of ATLANTIC AVENUE, 200.00 feet to the northerly side of PACIFIC STREET (as now open and in use, 70.00 feet wide);

THENCE: Westerly at right angles to the last mentioned line and along the northerly side of PACIFIC STREET, 75.00 feet;

THENCE: Northerly at right angles to the northerly side of PACIFIC STREET, 100.00 feet;

THENCE: Westerly at right angles to the last mentioned line, 50.00 feet;

THENCE: Southerly at right angles to the last mentioned line, 100.00 feet to the northerly side of PACIFIC STREET;

THENCE: Westerly at right angles to the last mentioned line and along the northerly side of PACIFIC STREET, 45.00 feet to the easterly side of VANDERBILT AVENUE;

THENCE: northerly at right angles to the northerly side of PACIFIC STREET and along the easterly side of VANDERBILT AVENUE, 200.00 feet to the place or point of BEGINNING

*Block 1122
Lot 1, 68 + 71*

MEMORANDUM OF LEASE

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7. *Counterparts.* This Memorandum may be executed in counterparts.

[Executions on Following Page]

IN WITNESS WHEREOF, Landlord and Tenant have executed this Memorandum as of the Effective Date.

LANDLORD

TENANT

M.M.B. Associates, LLC

Vanderbilt Atlantic Holdings LLC

By: [Signature]

By: _____

Its: Managing Member

Its: _____

Date Executed: 11/30/17

Date Executed: _____

ACKNOWLEDGEMENTS

STATE OF NEW YORK)
) ss.:
COUNTY OF)

On the 30th day of November in the year 2017 before me, the undersigned, a Notary Public in and for said State, personally appeared Anthony Musto, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

[Signature]

Notary Public

k

19

STATE OF NEW YORK)
) ss.:
COUNTY OF)

On the _____ day of _____ in the year 2017 before me, the undersigned, a Notary Public in and for said State, personally appeared Simon Dushinsky, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

IN WITNESS WHEREOF, Landlord and Tenant have executed this Memorandum as of the Effective Date.

LANDLORD

M.M.B. Associates, LLC

By: _____

Its: _____

Date Executed: _____

TENANT

Vanderbilt Atlantic Holdings LLC

By: _____

Its: Member

Date Executed: 11/17/17

ACKNOWLEDGEMENTS

STATE OF NEW YORK)
) ss.:
COUNTY OF)

On the _____ day of _____ in the year 2017 before me, the undersigned, a Notary Public in and for said State, personally appeared Anthony Musto, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

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STATE OF NEW YORK)
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Notary Public

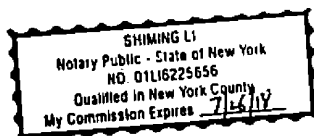


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THENCE: Northerly at right angles to the northerly side of PACIFIC STREET, 100.00 feet;

THENCE: Westerly at right angles to the last mentioned line, 50.00 feet;

THENCE: Southerly at right angles to the last mentioned line, 100.00 feet to the northerly side of PACIFIC STREET;

THENCE: Westerly at right angles to the last mentioned line and along the northerly side of PACIFIC STREET, 45.00 feet to the easterly side of VANDERBILT AVENUE;

THENCE: northerly at right angles to the northerly side of PACIFIC STREET and along the easterly side of VANDERBILT AVENUE, 200.00 feet to the place or point of BEGINNING

*Block 1122
Lot 1, 68 + 71*